

FOR SUBLEASE | OFFICE SPACE IN SOUTHWEST WINNIPEG



59 SCURFIELD BOULEVARD

WINNIPEG, MB



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Services provided by Brett Chartier Personal Real Estate Corporation

PROPERTY DETAILS

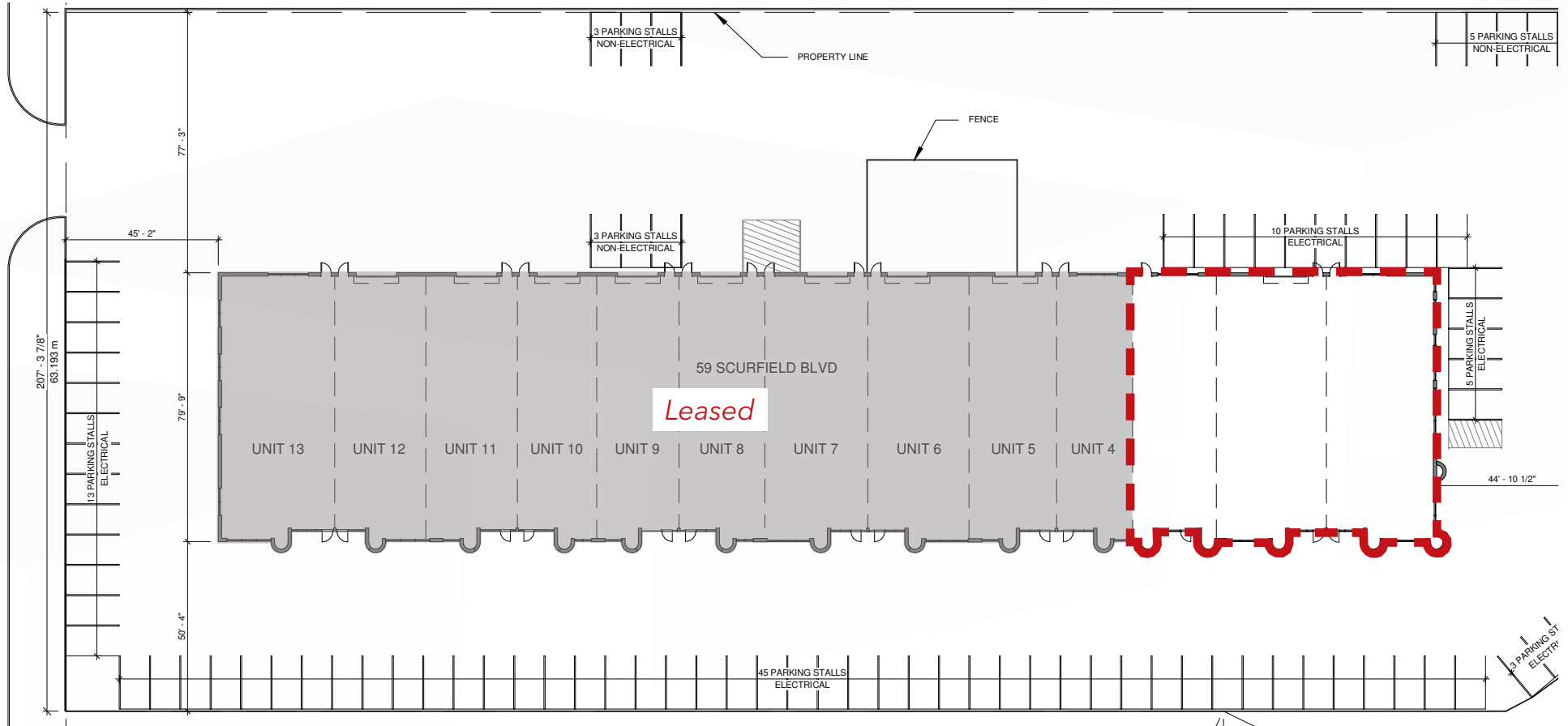
LAND AREA (+/-)	2.3 acres
ZONING	M1 - Manufacturing - Light
BUILDING AREA (+/-)	29,004 sq. ft. (+/-)
AREA AVAILABLE (+/-)	Units 1-2: 5,189 sq. ft. Unit 3: 1,928 sq. ft. Total: 7,117 sq. ft.
RENTAL RATE	Contact agent
ADDITIONAL RENT	Operating Costs: \$7.80 per sq. ft. Property Taxes: \$4.39 per sq. ft. Total: \$12.21 per sq. ft.
YEAR BUILT	1998
CEILING HEIGHT (+/-)	16' 4"
LOADING	1 Grade level door (12'w x 14'h)
PARKING	29 Stalls
SUBLEASE EXPIRY DATE	January 31, 2029

PROPERTY HIGHLIGHTS

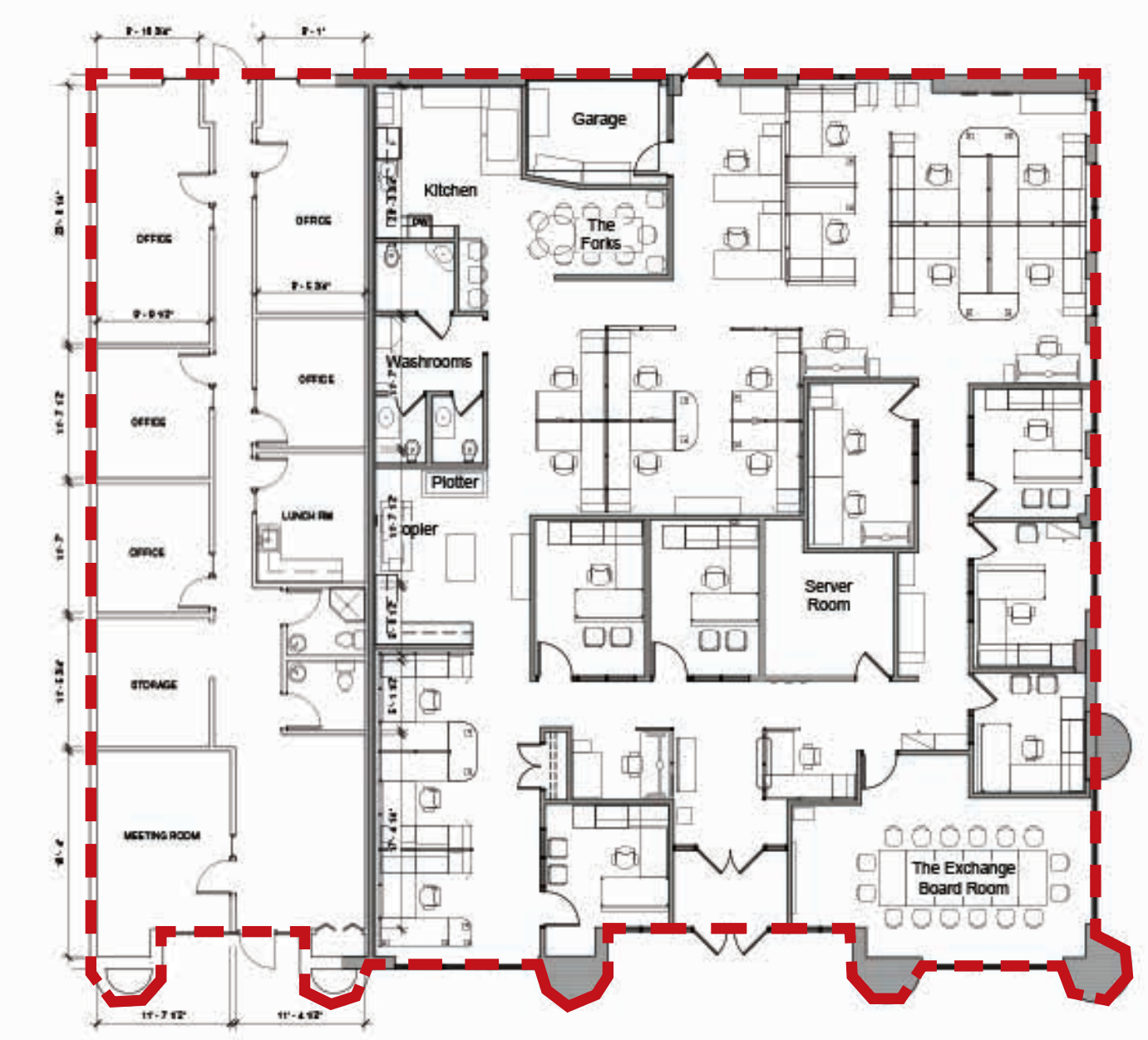
- High-quality turnkey office space
- Located in desirable and developing southwest Winnipeg
- Well-situated close to affluent residential communities
- Excellent area amenities and convenience for customers and employees
- Mix of private office and open work space



SITE PLAN



FLOOR PLAN



AREA OVERVIEW

59 Scurfield Boulevard is strategically located in Winnipeg's rapidly expanding Southwest region, offering excellent connectivity to major transportation corridors including Abinojii Mikanah, Kenaston Boulevard, and Waverley Street, which together form part of Winnipeg's interior ring road.

The surrounding area has experienced significant commercial and residential growth, highlighted by major developments such as IKEA, The Outlet Collection at Seasons, the Refinery District, and Bridgewater Town Centre, alongside the continued expansion of Waverley West.

Kenaston Boulevard provides direct access to Winnipeg's three primary retail nodes—Polo Park, The Outlet Collection, and St. Vital Centre—as well as some of the city's highest-income neighbourhoods. The location also benefits from close proximity to Pembina Highway, Victoria General Hospital, the University of Manitoba, and Investors Group Field.









RETAIL OVERVIEW



LOCATION OVERVIEW



	DRIVE TIME ANALYSIS	
	RICHARDSON AIRPORT	19 min. / 11.8 km
	TRANSCANADA HWY	18 min. / 8.3 km
	POLO PARK SHOPPING CENTRE	20 min. / 9.2 km
	ST. VITAL SHOPPING CENTRE	12 min. / 7.2 km
	PORTAGE & MAIN	25 min. / 10.7 km

DEMOGRAPHIC ANALYSIS



POPULATION

Total Population

1 km	3 km	5 km
3,676	57,015	138,444

Projected Population (2030)

4,907	62,015	147,322
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MEDIAN AGE

Median Age

1 km	3 km	5 km
45.5	34.4	35.4



HOUSEHOLD INCOME

Avg. Household Income

1 km	3 km	5 km
\$185,933	\$152,549	\$142,725

Proj. Household Income (2030)

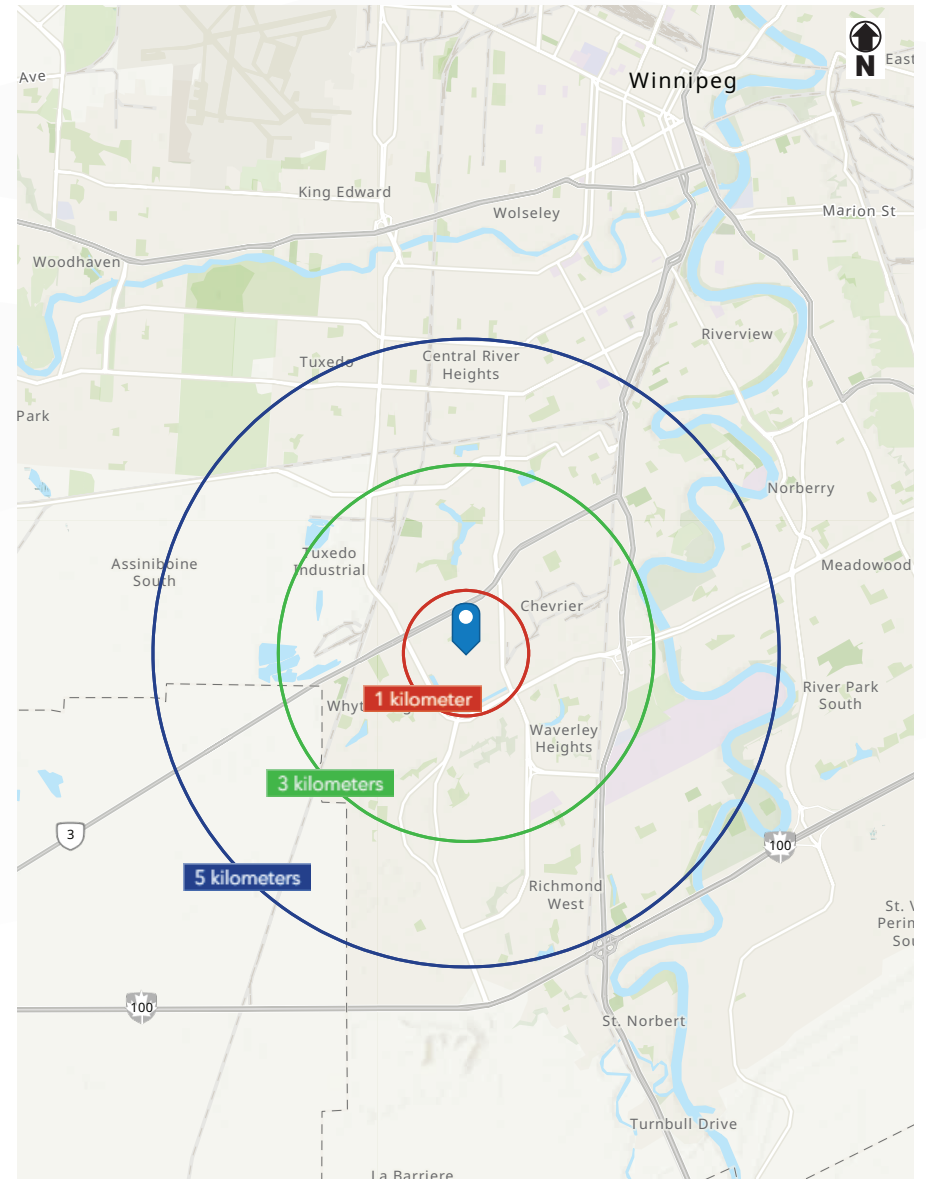
\$220,477	\$174,969	\$165,138
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HOUSEHOLDS

Total Households

1 km	3 km	5 km
1,351	21,174	51,829





COMMERCIAL REAL ESTATE
SERVICES INC.



MORRISON HERSHFIELD

59 SCURFIELD
UNITS 1-13

Contact

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